

# Pre-Application Site Visit Report

## Project 6504822, 5010 NICKLAS PL NE

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**Assessment Completed:** 12/3/2015

**Project Description:** Addition and interior alteration.

**Primary Applicant:** [Max Mahaffey](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Department of Planning and Development (DPD).

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact:  
Titus Tramble, (206) 684-4668, [Titus.Tramble@seattle.gov](mailto:Titus.Tramble@seattle.gov)

### Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

### Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

#### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Fish and wildlife

#### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

## **Existing ROW Conditions**

### **NICKLAS PL NE**

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Existing trees appear to be shown accurately on the site plan

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Inspectors Notes**

Show all proposed grade changes, and depths.

## **Standard Submittal Requirements for Projects in an ECA**

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

Site is located within an eagle management area; the following conditions apply.

### **The Standard Bald Eagle Management Plan (WAC 232-12-292)**

For activities that are within 800 ft of an eagle nest, but not within 400 ft of the eagle nest, and for activities that are within 250 ft of the shoreline and within ½ mile of an eagle nest, but not within 400 ft of an eagle nest, the following basic conditions are applied:

1. Retain all known perch trees and all conifers greater than or equal to 24 inches diameter at breast height (24" dbh, measured at 4 ½ ft above the ground).

2. Retain all cottonwoods greater than or equal to 20" dbh.
3. Retain at least 50% of pre-clearing or pre-construction conifer stand with diameter distributions representative of the original stand (>6 feet tall).
4. Windowing and low limbing of trees is acceptable provided no more than 30% of the live crown is removed. Topping of trees is not allowed.

**Site-Specific Plan**

For activities that are within 400 ft of an eagle nest, a site-specific plan is required. A site-specific plan may also be requested by any landowner who feels that the conditions of the Standard Short Plan cannot be met. A site-specific plan is also required for any forest practice activity that is within ½ mile of an eagle nest. A site-specific plan is also required for any activity within ¼ mile of a bald eagle communal roost.

To request a site-specific plan, contact:

Jay Shepherd

Threatened and Endangered Species Biologist

Washington Department of Fish and Wildlife

16018 Mill Creek Blvd.

Mill Creek, WA 98012

Office: 425.379.2301

Fax: 425.379.2323

eagle4@dfw.wa.gov